

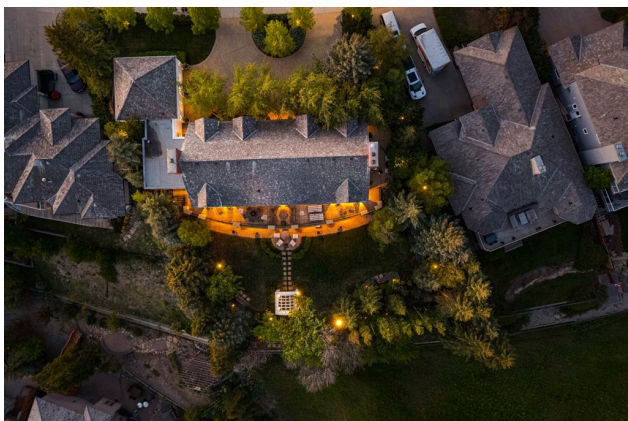


THE
A-TEAM

**RE/MAX
FIRST**

3050 SIGNAL HILL Drive, Calgary T3H 2X7

MLS®#: **A2140784** Area: **Signal Hill** Listing Date: **06/13/24** List Price: **\$5,900,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1991**
Lot Information
 Lot Sz Ar: **18,115 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Lawn,No Neighbours Behind,Landscaped**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **4,449**
 Low Sqft:
 Ttl Sqft: **4,449**

DOM

95
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Utilities and Features

Roof: **Cedar Shake** Construction: **Stucco,Wood Frame,Wood Siding**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Garden,Lighting,Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Kitchen Island,See Remarks,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`5" x 7`10"	Breakfast Nook	Main	7`7" x 15`1"
Dining Room	Main	18`10" x 18`7"	Dining Room	Main	17`0" x 13`7"
Family Room	Main	19`8" x 21`2"	Foyer	Main	9`3" x 9`1"
Kitchen	Main	13`11" x 14`10"	Living Room	Main	23`1" x 14`7"
Walk-In Closet	Main	8`2" x 6`6"	4pc Bathroom	Second	9`3" x 15`1"
4pc Ensuite bath	Second	14`3" x 14`8"	Bedroom	Second	16`8" x 15`0"
Bedroom	Second	19`2" x 14`11"	Bedroom	Second	15`1" x 14`11"

Bedroom - Primary
Walk-In Closet
Bedroom
Laundry
Game Room
Storage
Furnace/Utility Room

Second 33`2" x 15`0"
Second 4`7" x 17`5"
Basement 22`1" x 14`1"
Basement 5`7" x 14`10"
Basement 26`2" x 24`7"
Basement 8`3" x 9`4"
Basement 8`0" x 33`6"

Walk-In Closet
3pc Bathroom
Exercise Room
Office
Storage
Hobby Room
Walk-In Closet

Second 8`0" x 14`8"
Basement 5`8" x 15`0"
Basement 12`9" x 18`5"
Basement 16`2" x 13`2"
Basement 3`10" x 11`1"
Basement 16`1" x 14`10"
Basement 3`10" x 12`0"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

9011517

Zoning:
R-C1

Remarks

Pub Rmks:

Don't miss this exceptional opportunity in Signal Hill. This unique home, with interiors designed by Paul Levoie and architecture by Jenkins Architecture, sits on a 125' x 155' lot on Battalion Park Ridge, offering unobstructed sunset views over the Rocky Mountains. As you arrive via the circular drive, you'll be surrounded by mature trees and lush landscaping. French doors welcome you into the foyer, with sightlines extending to the backyard. This home is perfect for entertaining, featuring both formal living and dining rooms, as well as a casual family room and dining area for more relaxed gatherings. At the center is the stunning kitchen, boasting a large island, 3" granite counters, Gaggenau ovens, a 6-burner Wolf range, and a granite slab backsplash. The main level also includes a deck that spans the length of the home, providing ample space to entertain, relax, and dine. The upper level houses four spacious bedrooms, each with a sunny dormer nook. The primary suite features a large walk-in closet, an ensuite bath, and its own wood-burning fireplace, perfect for cozy evenings. The walk-out lower level offers a spacious rec room with a bar and a temperature-controlled wine room. This level also includes an office, an art studio, a bedroom with an ensuite, and a media room currently used as a fitness room. The lower level opens to an expansive patio in the private south-facing backyard with scenic views. A staircase from the gazebo leads to a secluded garden, providing ultimate peace and tranquility. This home is rich in details, including coffered ceilings, floor-to-ceiling cabinetry, two additional wood-burning fireplaces with ornate mantels, elegant drapery, built-ins, window shutters, hidden downspouts in the columns, and mature trees outside every window for added privacy. To truly appreciate all this home has to offer, it must be experienced in person.

Inclusions:
 Property Listed By:

Ovens x3, Refrigerator x2, Dishwasher x2, Garage heater, Projector, Alarm system, security camera
Century 21 Masters

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123